

RECEIVED

SEP - 2 2021

SEP 2021/10

DATE OF SUBMISSION:
☒ ZONING BOARD PLANNING BOARD

RECEIVED BY: K. Tedesco
APPLICATION NO.

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: SUMON C SAHA 2. OWNER NAME: SUMON C SAHA
STREET ADDRESS: 540 Hamilton Ave STREET ADDRESS: Same
CITY: Roebuck STATE: NJ ZIP: 08554 CITY: STATE: ZIP:
TELEPHONE: TELEPHONE:

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan - Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME:
STREET:
CITY: STATE: ZIP:
TELEPHONE:

SITE PLANNER

NAME:
STREET:
CITY: STATE: ZIP:
TELEPHONE:

ENGINEER

NAME:
STREET:
CITY: STATE: ZIP:
TELEPHONE:
FAX:

ATTORNEY

NAME:
STREET:
CITY: STATE: ZIP:
TELEPHONE:
FAX:

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 1080 Wallace Ave, Roebuck NJ 08554
BLOCK NO. 99.01 LOT NO: 21

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector ☒ Secondary Local Road
 Arterial Primary Local Road
8. ZONE DISTRICTS: (Circle one)

R Residential	AGR Agricultural	GM General Manufacturing
<u>RA</u> Residential	<u>HC</u> Highway Commercial	SM Special Manufacturing
RB Residential	NC Neighborhood Commercial	P Park
RC Residential	OP Office Park	H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use _____
 Proposed Use _____
 Number of Lots _____

Lot Size	Frontages	Square Feet	Acres
Required	_____	_____	_____
Existing	_____	_____	_____
Proposed	_____	_____	_____

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	<u>75</u>	<u>25</u>	<u>25</u>	<u>50</u>
Existing	<u>15</u>	<u>22.3</u>	<u>14.3</u>	<u>55</u>
Proposed	<u>29.6</u>	<u>4.5</u>	<u>N/A</u>	<u>55</u>

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required	_____	_____	Required	_____	_____
Existing	_____	_____	Existing	_____	_____
Proposed	_____	_____	Proposed	_____	_____

Percent of Impervious Coverage

Allowed 20%
 Existing 20%
 Proposed 26%

Gross Floor Area

Height

10. UTILITIES

Public Water

Yes No
☒ Will this proposal require new water supply?
☒ Is there an existing municipal water connection?
☒ Can an existing connection service this proposal?
☒ Are additional connections required?
☒ Is the municipal water supply available?
☒ Has application been made for municipal sewer conn.?
☒ Date _____ No. of Connections _____

Well

Yes No
☒ Is there an existing well?
☒ Can the existing system service this proposal?
☒ Is a new well proposed?
☒ Has application been made?
☒ Has application been approved or denied?
 Date _____

Municipal Sewer

Yes No
☒ Will the proposal require new sewerage lines?
☒ Is there an existing Municipal sewer connection?
☒ Can the existing connection service the proposal?
☒ Are additional sewer connections required?
☒ Is sewer capacity available?
☒ Has application been made for municipal sewer conn.?
☒ Has application been approved or denied?

On Site Sewerage Treatment

Yes No
☒ Is there an existing septic system?
☒ Can the existing system service this proposal?
☒ Is a new system proposed?
☒ Type _____ conventional septic
☒ _____ alternative sewer
☒ _____ waterless covert w/gray water

Gas Natural Gas _____ Existing
 _____ Proposed

Propane _____ Existing
 _____ Proposed

Electric _____ Existing
 _____ Proposed

_____ Above Ground
 _____ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	<input checked="" type="checkbox"/>		
2. Burlington County Soil Conservation District	<input checked="" type="checkbox"/>		
3. Burlington County Planning Board	<input checked="" type="checkbox"/>		
4. N.J. Department of Transportation	<input checked="" type="checkbox"/>		
5. _____			

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

☒ NO ☐ YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION ☒ APPROVED ☐ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ☐ YES (attach copy if yes)
☒ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

I want to cover porch patio w/ front-
and four season roomy room in back

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18.

AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Burlington:SS

Suman Saha of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Suman Saha
Applicant to Sign Here

Sworn and subscribed before me

this 20 day of July, 2021.

Alyssa Mazzarella

ALYSSA MAZZARELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 26, 2023

19.

AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Burlington:SS

Suman Saha of full age, being duly sworn according to law, on oath deposes and says, that Suman Saha the deponent resides at 5410 Hamilton Ave in the Town of Burlington in the County of Burlington and in the State of New Jersey that Suman Saha is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number _____

Suman Saha
Owner to Sign Here

Sworn and subscribed before me

this 20 day of July, 2021.

Alyssa Mazzarella

ALYSSA MAZZARELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 26, 2023

20.

AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

_____ is hereby authorized to make the within application.

Dated _____

Owner to Sign Here

CERTIFICATION

Date _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Title

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: SUMON C SAHA
Location of Subject Property:
Street Address: 1080 Wallace Ave, Tobity ND-08554
Block: 9901 Lot: 21
Date Submitted to Florence Land Use Office: _____

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: SEP - 2 2021 By: K Tedesco

Completeness Review By (required by both): ZB 2021/10

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
_____	_____	Board Engineer	_____	_____
_____	_____	Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

“d” (“USE”) VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS


If your application is for or includes a “d” (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
NA		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT’S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 09 day of 02, 21



**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

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Applicant's Name, Address and Telephone Number: SUMON C SAHA

Block/s: 99.01 Lot/s: 21

Street Address: 1080 wallace ave, roebury NJ-08554

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:


Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.



Christine, M. Swiderski, Tax Collector

Date: 9/2/2021

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

 X ZONING BOARD OF ADJUSTMENT PLANNING BOARD

Applicant's Name, Address and Telephone Number:

Sumon Saha, 540 Hamilton Avenue, Roebling, NJ 08554

Location of Property:

1080 Wallace Avenue, Roebling, NJ 08554

Zoning Classification:

HC – Highway Commercial Zoning District

Block/s: 99.01 Lot/s: 21

Type of Variance/s Required:

Hardship Bulk X Use

Site Plan Required:

Yes No X

Site Plan Waiver Requested:

Yes No X


Relief is being sought from Section Numbers: 91-219.A(5), 91-219.A(6) and 91-219.C(1) and any and all other sections as the board may require of the Code of the Township of Florence Land Use Chapter 91 to construct a single-story 36'-10.75" x 7' enclosed covered porch onto the front of the residence and a single-story 20' x 18' three-season room addition to the side of the residence which will be within the required front yard and side yard setbacks. A rear addition is also proposed. Relief is also being sought for 31% principal building coverage where 30% is allowed.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.



THEODORE LOVENDUSKI

Zoning Officer



DATE

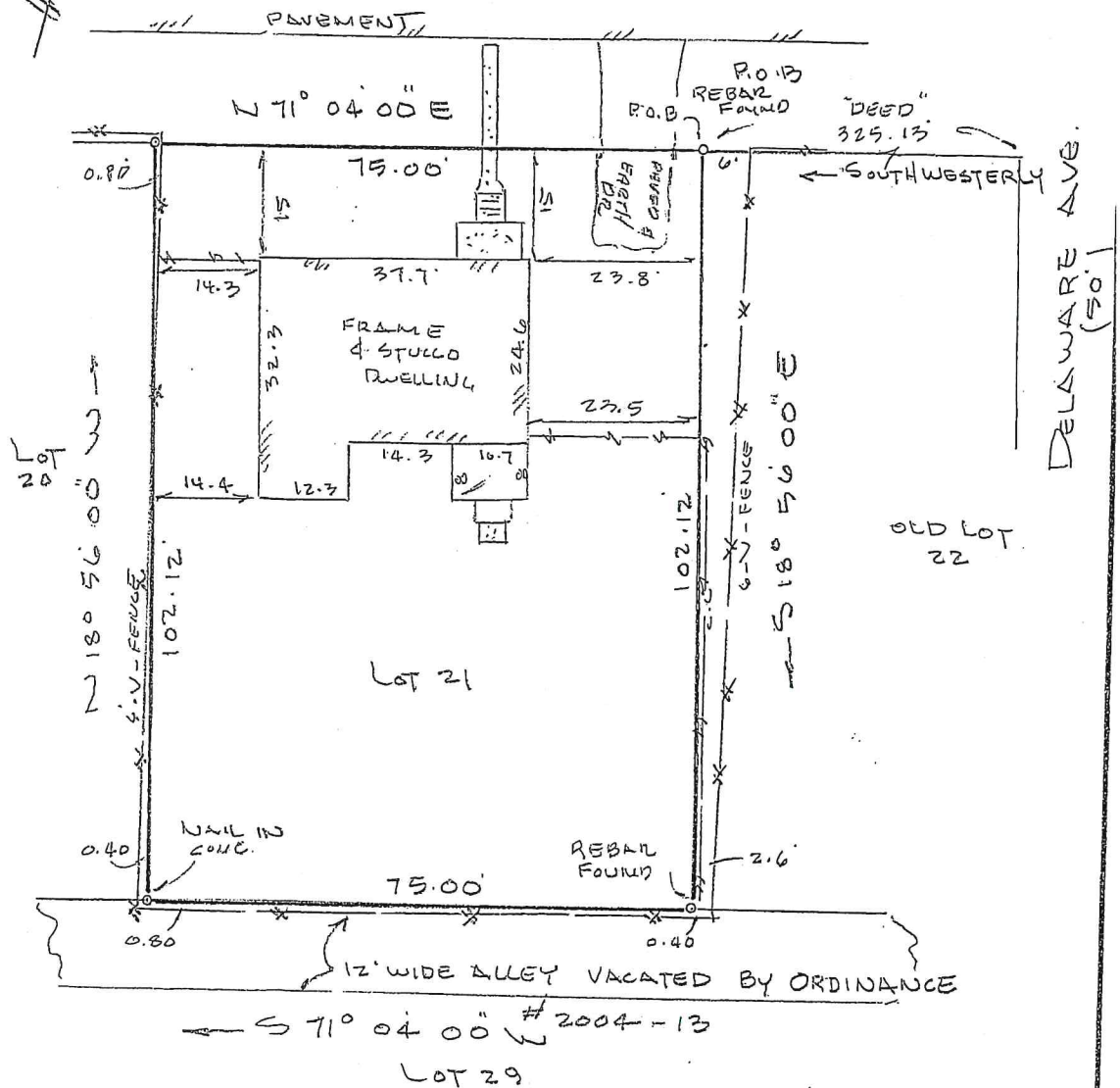
PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.

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WALLACE AVENUE
(60)



7,659.00 SF +/-
0.17583 AC +/-

ALL LOT AND BLOCK NUMBERS REFER
TO FLORENCE TWP. TAX MAP

THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF A TITLE REPORT.

TO:

SUMON C. SAHA

SURVEY AND PLAN

BLOCK 99.01 LOT 21
No. 1080 WALLACE AVENUE
FLORENCE TOWNSHIP
BURLINGTON COUNTY NJ

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER
PARTY IN INTEREST:

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS
SURVEY I HEREBY CERTIFY TO ITS ACCURACY AS OF THIS
DATE (EXCEPT SUCH EASEMENT IF ANY THAT MAY BE LOCATED
BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE
OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR
ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE
LANDS AND PREMISES SHOWN THEREON."

HAROLD J. BOZARTH JR.

PROFESSIONAL LAND SURVEYOR

N.J. LICENSE NO. 36231

609-261-1734

Harold J. Bozarth Jr.

DATE 09-25-2020

SCALE 1"=20

FILE NO. 202-091

DRWN. HJB.

54 GREENWICH DR. WESTAMPTON TWP NJ 08060

PHASE 1
ENCLOSED
PORCH - ADDITION

PHASE 2
NEW THREE
SEASON ROOM
20' x 18'

NEW ROOF SHINGLES
NEW GUTTER AND SOFFIT
NEW INSUL WINDOWS
NEW SIDING
EXISTING ROOF SHINGLES
EXISTING WINDOWS
EXISTING SIDING
NEW ROOF SHINGLES
NEW GUTTER AND SOFFIT
NEW INSUL WINDOWS
NEW SIDING
NEW CEMENT PAROING

NEW ENTRY DOORS
ROOF AND STEPS

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$\frac{3}{16}'' = 1'-0''$

FRONT ELEVATION

<p>JULIUS J. HENGEL JR. A.I.A. ARCHITECT / PLANNER 27 PIZZULLO RD. HAMILTON N.J. 08690</p>		<p>N.J. C-7441 ARCHITECT</p>		<p>PROJECT BUILDING EXPANSION OF SINGLE FAMILY HOME AVE 1080 WANAQUE AVE FLORENCE N.J.</p>		<p>DRAWING TITLE FRONT ELEVATION</p>		<p>DRAWING P-2</p>	
<p>PROJECT NO. 7.29</p>		<p>DATE 8/24/21</p>		<p>DRAWN BY JJA</p>					

